069.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,075,500 / 1,075,500
					USE VALUE:	1,075,500 / 1,075,500
					ASSESSED:	1,075,500 / 1,075,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		MYSTIC BANK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARKISIAN GEORGE D--ETAL
Owner 2:	SARKISIAN ARAMENE K
Owner 3:	
Street 1:	28 MYSTIC BANK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,926 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2256 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8926.000	353,300		722,200	1,075,500
Total Card	0.205	353,300		722,200	1,075,500
Total Parcel	0.205	353,300		722,200	1,075,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.73 | /Parcel: 476.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 44543

GIS Ref

GIS Ref

Insp Date 10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0005-0006.0

!5971!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,300	0	8,926.	722,200	1,075,500	1,075,500	Year End Roll	12/18/2019
2019	101	FV	281,900	0	8,926.	670,600	952,500	952,500	Year End Roll	1/3/2019
2018	101	FV	281,900	0	8,926.	670,600	952,500	952,500	Year End Roll	12/20/2017
2017	101	FV	281,900	0	8,926.	588,100	870,000	870,000	Year End Roll	1/3/2017
2016	101	FV	281,900	0	8,926.	536,500	818,400	818,400	Year End	1/4/2016
2015	101	FV	274,800	0	8,926.	474,600	749,400	749,400	Year End Roll	12/11/2014
2014	101	FV	274,800	0	8,926.	448,800	723,600	723,600	Year End Roll	12/16/2013
2013	101	FV	274,800	0	8,926.	427,100	701,900	701,900		12/13/2012

PRINT

Date	Time
12/10/20	20:47:30

LAST REV

Date	Time
05/01/20	08:36:30

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5971

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14871-147		1/1/1983		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	44543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2020	361	Re-Roof	7,820	C				
3/29/1999	142	Manual	7,827					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Meas/Inspect	BS	Barbara S
12/29/2008	Meas/Inspect	294	PATRIOT
4/4/2000	Inspected	264	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8926		Sq. Ft.	Site		0	70.	1.16	12			View	50					722,173						722,200	

Total AC/HA: 0.20491 | Total SF/SM: 8926 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 722,173 | Spl Credit | Total: 722,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11542547
Const Adj.:	1.01505530
Adj $ / SQ:	141.527
Other Features:	74000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512095
Depreciation:	158749
Depreciated Total:	353346

COMMENTS

EST HST, OF= SHOWER IN MAIN BATH AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

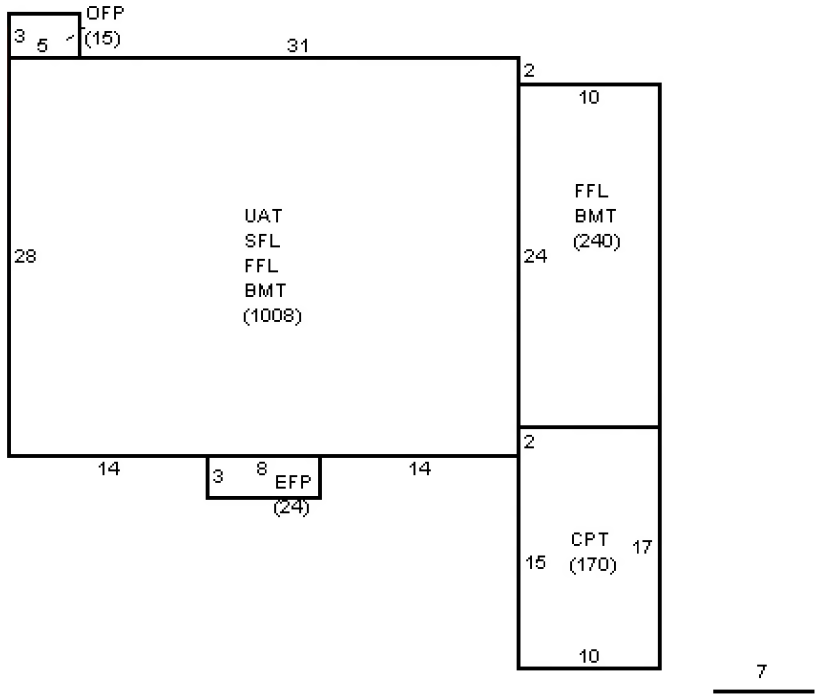
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.68
Special Features:	0	Val/Su Net:	89.10
Final Total:	353300	Val/Su SzAd	156.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	42.460	52,988
FFL	First Floor	1,248	141.530	176,626
SFL	Second Floor	1,008	141.530	142,660
UAT	Upper Attic	252	56.610	14,266
CPT	Carport	170	15.080	2,563
EFP	Enclos Porch	24	73.690	1,769
OFP	Open Porch	15	44.660	670
	Net Sketched Area:	3,965	Total:	391,542
Size Ad	2256	Gross Are	4721	FinArea 2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	